



BIRMINGHAM MSA | 5,000 SF-15,600 SF AVAILABLE | EXCESS LAND FOR IOS | PRIME VALUE-ADD OPPORTUNITY

FOR SALE OR LEASE

# NEWLY RENOVATED INDUSTRIAL & IOS SITE

Offering Memorandum • 119 & 121 Metrock Circle, Helena, AL 35080



# EXCLUSIVELY OFFERED BY:

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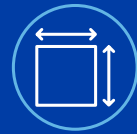
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# INVESTMENT SUMMARY



SALE PRICE:  
**\$1,640,000**



SF AVAILABLE:  
**5,000-15,600 SF**



ASKING LEASE RATE:  
**NEGOTIABLE**

## PROPERTY

Total GLA	15,600 SF
Price/SF	\$105.13
Lot Size	2.46 Acres
Year Built   Renovated	1970   2025
Property Address	119 & 121 Metrock Cir, Helena, AL 35080
Occupancy	0%
Clear Height	16.5'
Drive-In Doors	Four (4)
Dock Doors	One (1)
Warehouse Area	14,975 SF   96% of GLA
Office Area	625 SF   4% of GLA
Zoning	M1 Light Industrial



# THE OFFERING

**Northmarq**, as exclusive agent, is pleased to present to qualified investors the opportunity to lease or acquire the fee simple interest in the value-add industrial property located at 119 & 121 Metrock Cir, Helena, Alabama. The subject property totals 15,600 square feet and rests on a total of 2.46 acres of land that features a fenced IOS site. The newly renovated property includes one loading dock, four drive-in doors, and a clear height of 16.5'. The renovations include improvements to the roof, new exterior painting, LED lighting, and a new drive-in door. Offered well below replacement cost, the property has significant value-add opportunity through filling the vacancy or is an ideal space for an owner-user.

Located in the high-growth area of south Shelby County, the submarket features a low industrial vacancy rate of roughly 2.6% for like-kind properties in the immediate area. Ideally positioned just off Helena Rd, the property is situated in close proximity to Highway 31, Interstate 65 and downtown Birmingham.

# INVESTMENT HIGHLIGHTS



## Prime Investment Opportunity

Newly Renovated Industrial Warehouse & IOS Site | For Sale or Lease | 5,000 SF-15,600 SF Available | **Seller Financing Will be Considered**



## Fenced Laydown Yard

Industrial Warehouse Totaling 15,600 SF on 2.46 Total Acres | M1 Light Industrial Zoning | One Dock Door & Four Drive-In Doors | 16.5' Clear Height



## New 2025 Renovations

Improvements Include Exterior Painting, New Drive-In & Walk-In Doors, LED Lighting, Sealed Roof, Fenced Laydown Yard, Connected the Two Lots, & More



## Significant Value-Add Opportunity

Significant Value-Add Opportunity by Filling Vacancy or Ideal for an Owner-User | Shelby County/I-65 Submarket is a Booming Industrial Corridor



## High-Growth Area

2.6% Vacancy Rate for Like-Kind Industrial Properties in the Submarket | Strong Rental Rates



## Close Proximity to I-65

In Close Proximity to Downtown Birmingham | Located Less than 2 Miles from Hwy 31 & 3 Miles from I-65



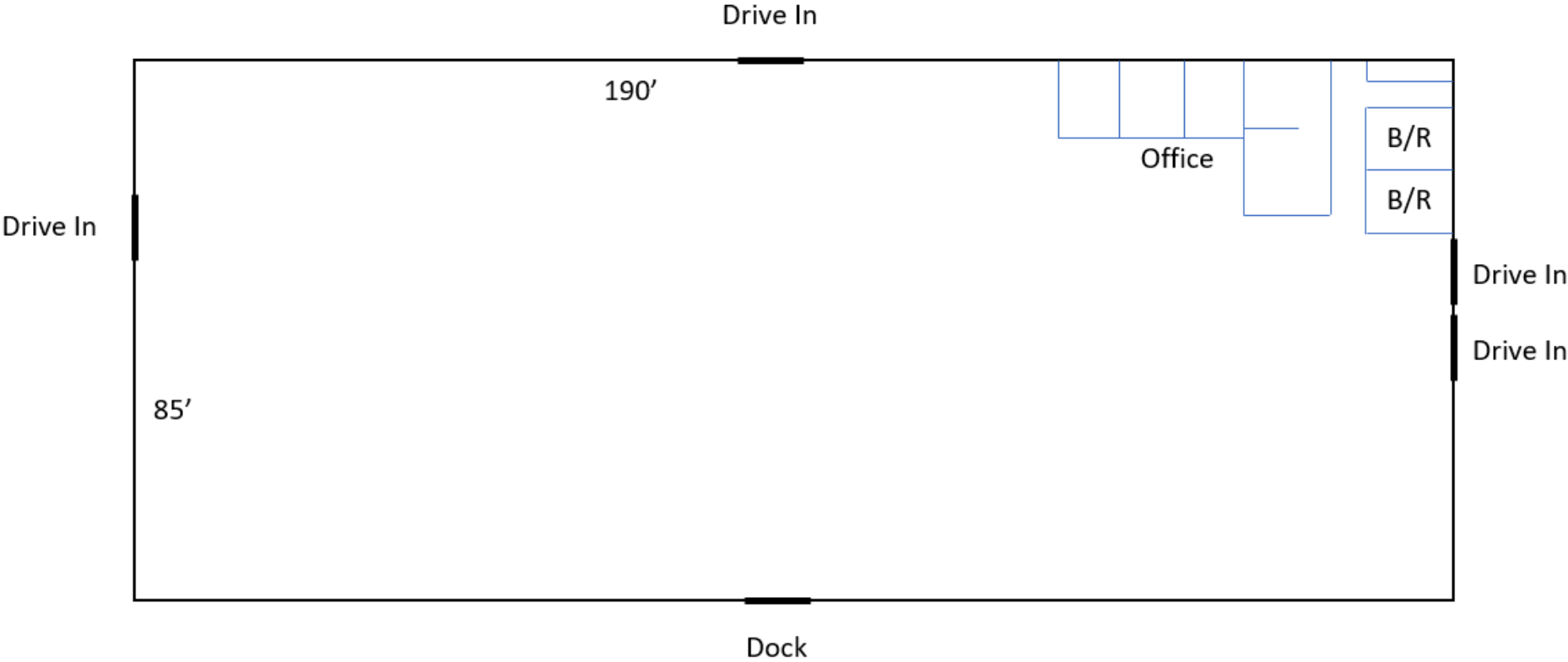


## SPACE AVAILABLE FOR LEASE

SF Available	5,000 SF - 15,600 SF
Lease Rate	Negotiable
Total Available Land Area	2.46 AC
Warehouse Area	±14,975 SF   96% of GLA
Office Area	±625 SF   4% of GLA



# FLOOR PLAN



# SUBJECT AERIAL



ABC Polymer Industries  
DXP  
Floortek Concrete Coatings  
Imms Industrial Coatings, Inc.  
Scott Machinery and Supply Inc.  
Spray Equipment & Service Center  
The Supply House LLC  
Vulcan Engineering Co

SUBJECT PROPERTY

Pelham High School  
±1,100 Students

Pelham Park Pavilion

Alabama Appliance Outlet  
Bama Burgers 2  
Cahaba Tractor Co.  
Control Components, Inc  
Express Oil Change & Tire Engineers  
Hall's Motorsports Birmingham  
La Libertad Restaurant  
Legacy Motors LLC  
Straight-line Upholstery

Helena Elementary School  
±855 Students

Joe Tucker Park

PELHAM PLAZA  
SHOPPING CENTER

Big Tex Trailer World - Truckfitters  
Collision Pro  
Coosa Composites  
Core & Main  
HCR Cabinets & Countertops  
Plumbers Wholesale Supply Co.  
Southeastern Butcher Supplies, Inc.  
Southern Pipe & Supply  
Surface One  
The Bus Center At Transportation South

Publix  
Mobil  
O'Reilly

Walmart  
MCDONALD'S  
WingStreet  
REGIONS  
SELECT ABC SPINNS  
VBC  
SOUTHERN IMMEDIATE CARE  
Great Clips

Walgreens  
1st FINANCIAL BANK  
Goodwill  
Pep Boys  
POPEYES

THE HOME DEPOT  
WELLS FARGO  
Secure Storage



# BIRMINGHAM, ALABAMA

Source: [www.birminghambusinessalliance.com](http://www.birminghambusinessalliance.com), [www.uab.edu/impact](http://www.uab.edu/impact)

Birmingham is situated in the north central region of Alabama and serves as the seat of Jefferson County, Alabama's most populous county. The Birmingham metropolitan area has a population of 1,180,631, and is the largest in Alabama.

Founded on a culture of entrepreneurship and resiliency, Birmingham is home to a diverse and dynamic range of companies and communities. Centrally located in the Southeast, companies take advantage of Birmingham's vast transportation network to improve their access to global markets. Five interstates (I-20, 22, 59, 65, and 459) provide access to over 250 million consumers, nearly 80 percent of the U.S., within a two-day drive. Additionally, three major railroad systems are available – CSX, Norfolk Southern and BNSF – as well as the Port of Birmingham, a 184-acre inland port.

The University of Alabama at Birmingham is a powerhouse for academic, clinical and research innovation throughout the Birmingham region, statewide, nationally and throughout the globe. With an enrollment of more than 21,500 students in 2022, employment of more than 21,000 full-time and part-time individuals, and more than 149,000 active alumni worldwide, the impacts of UAB can be felt by many throughout the world. As the largest single employer in the state of Alabama, UAB generates significant impacts for its employees and the state in terms of economic, employment and government revenue impacts on a daily basis. UAB, the UAB Health System, and Southern Research drive a significant amount of the Alabama economy every year, which amounted to \$8.3 billion for the city of Birmingham in FY2022.

*The University of Alabama at Birmingham*



The regional economy is broadening from a manufacturing base to include biotechnology and financial services, helping attract younger talent. Automotive production remains a core strength with Mercedes-Benz, Honda, and Hyundai operating plants in the metro, while the statewide auto corridor grew with Mazda Toyota Manufacturing's Huntsville facility in 2021. Life sciences are gaining momentum through public and private initiatives, with nearly \$200 million in projects underway entering 2024 and a meaningful share concentrated in Birmingham.



**The subject property is located along the I-65 corridor in Shelby County, a fast-growing industrial hub with active development around Pelham, Alabaster, and Calera. Direct interstate access to I-459, I-65, and the proximity to Alabama's automotive supplier network are fueling demand for industrial and industrial outdoor storage (IOS).**


Other major employers in the Birmingham metro include Regions Financial Corporation, St. Vincent's Health System, Children's Hospital of Alabama, AT&T, Honda Manufacturing, Mercedes-Benz U.S. International, Brookwood Baptist Health, Blue Cross-Blue Shield of AL, PNC Financial Services, and Wells Fargo.


**"Best City for Job Seekers"**


*MoneyGeek, 2021*

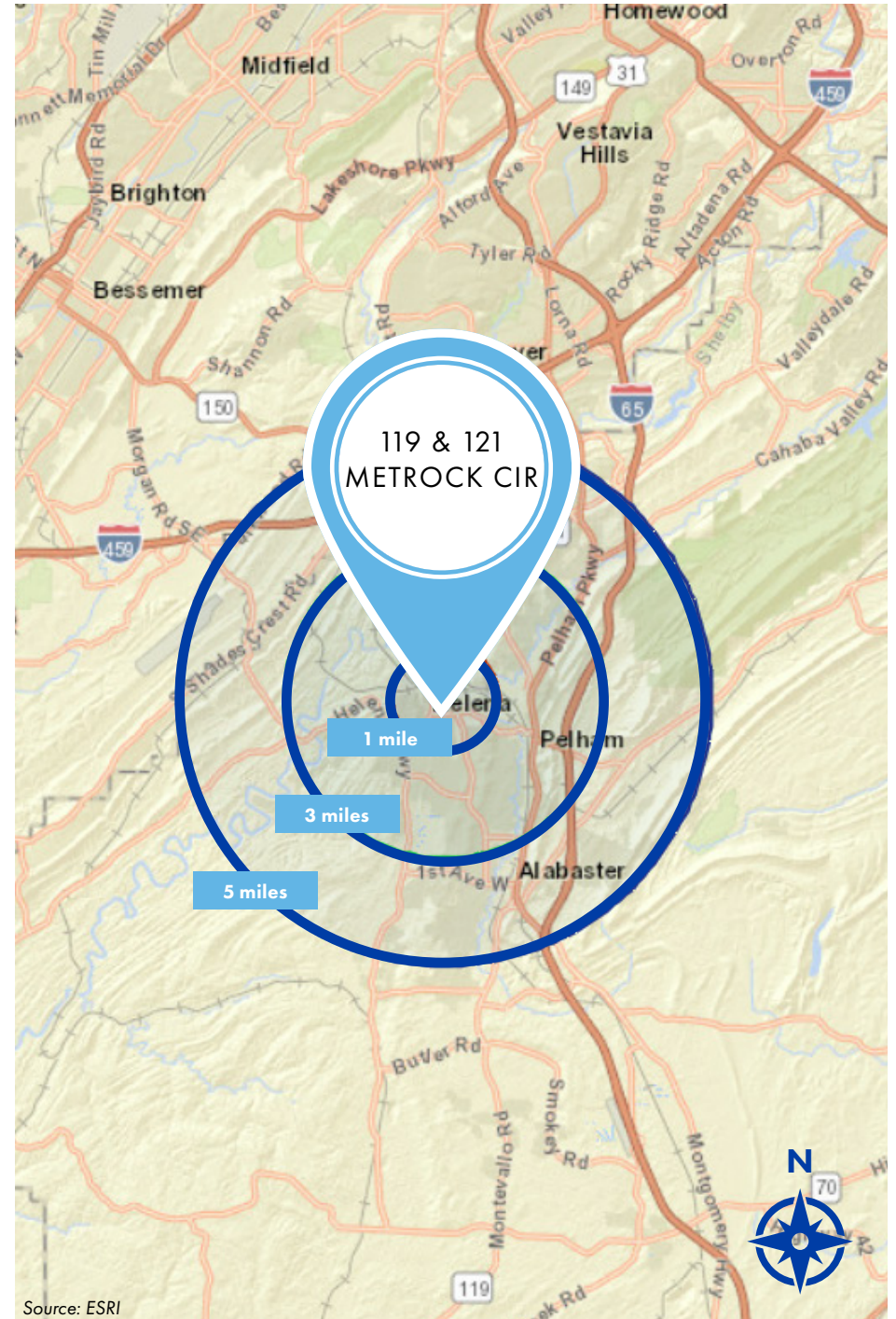
# DEMOGRAPHICS

119 & 121 Metrock Cir, Helena, AL 35080

 Population	1 mile	3 miles	5 miles
2025 Population	2,704	38,238	89,911
2030 Population	2,784	39,755	92,895
2020-2025 Annual Rate	0.57%	1.23%	0.85%
2025-2030 Annual Rate	0.58%	0.78%	0.66%

 Households	1 mile	3 miles	5 miles
2025 Households	904	14,284	33,697
2030 Households	939	15,014	35,170
2020-2025 Annual Rate	0.64%	1.56%	1.13%
2025-2030 Annual Rate	0.76%	1.56%	1.17%

 Household Income	1 mile	3 miles	5 miles
2025 Average Household Income	\$119,322	\$127,612	\$128,937
2030 Average Household Income	\$130,843	\$139,077	\$141,272





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**Commercial Real Estate**  
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